



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## Planning and Community Development Department

Date: August 5, 2016

From: Samantha Pierson, Planner I

To: Planning Commission

Re: V 16-14 Variance Request for Partially Covered Porch at 1935 Dodge Circle

### GENERAL INFORMATION

Applicant	Kris & Erica Pearson
Property Owner:	Kris & Erica Pearson
Property Address:	1935 Dodge Circle
Legal Description:	Lot 1, Alder Way Subdivision
Parcel ID Number:	24785001
Size of Existing Lot:	9579 square feet
Zoning:	R-1
Existing Land Use:	Residential
Utilities:	Full city services
Access:	Dodge Circle
Surrounding Land Use:	Residential

### MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

### ATTACHMENTS

Attachment A: Vicinity Map  
Attachment B: Aerial Vicinity Map  
Attachment C: Zoning Map  
Attachment D: Flood Zone Map  
Attachment E: Parcel Pictures  
Attachment F: Subdivision Plat  
Attachment G: Site Plan  
Attachment H: Application

Providing for today...preparing for tomorrow

Attachment I: Mailing List  
Attachment J: Proof of Payment  
Attachment K: Proof of Ownership

## **BACKGROUND**

The lot is currently developed as a residential property. Surrounding lots are residential in use. A house with an attached garage and garage apartment exists on the lot.

## **PROJECT DESCRIPTION**

The variance request is for the reduction of the rear setback from 10 feet to 3 feet for the construction of a partially covered porch. The property is located at 1935 Dodge Circle, in the R-1 zone. The minimum rear setbacks in the R-1 zone are 10 feet.<sup>1</sup> Setbacks are measured from property lines to eaves, gutters, and drip lines.

The applicant proposes a rear porch; approximately one-third of the porch would be covered. The total proposed deck is approximately 515 square feet. The rear eaves of the house currently come within 16 feet of the property line, and the proposed deck roof eaves would come to 3 feet of the property line. An uncovered deck on this property would not require a setback variance, but since a portion of the deck is to be covered, the variance process is triggered.

The lot currently has a 28% building lot coverage, and the proposed porch would result in a 33% coverage. The maximum coverage in this zone is 35%.

## **ANALYSIS**

**Project / Site:** The lot is largely flat, but has a steep drop-off at the rear of the property. The rear fence is two feet inside the rear property line. This topography results in two linear feet of the property that is not of use to the owners. The rear yard is flat, and no rear decks currently exist. The rear yard is approximately on the same plane as the second story of the adjacent property. A fence provides partial screening between the two properties.

Privacy on the lot is limited due to traffic on Dodge Circle on the front property line, and access easements on both side property lines. The only feasible location for a private outdoor recreation area is the back yard.

**Zone: R-1:** Intent. This zone is intended to provide for primarily for single-family and duplex residences at moderate densities.<sup>2</sup>

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<sup>1</sup> Table 22.20-1—Development Standards

<sup>2</sup> Section 22.16.040—R-1 District

**Traffic:** No concerns for traffic. The proposed deck is not in the line of sight of motorists on Dodge Circle.

**Parking:** There is enough space for parking with two spaces required per single-family dwelling unit.<sup>3</sup>

**Noise:** Minimal noise concerns beyond the construction period. The backyard is flat, and the property owners could feasibly recreate on the space whether or not a deck structure exists.

**Public Health or Safety:** No concerns for public health and safety.

**Habitat:** No concerns for habitat.

**Property Value or Neighborhood Harmony:** A partially covered deck would be an improvement to the property. The proposal as requested could reduce light access to the downhill property.

**Conformity with Comprehensive Plan:** The proposed variance to 3 feet does not conform to the Comprehensive Plan Section 2.4.1 which states, *"To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,"* by reducing light access to the downhill property. A modified variance to 5 feet conforms to this same section by minimizing the light access impacts.

**Staff Conclusion:** A modified rear setback variance from 10 feet to 5 feet would minimally impact the adjoining neighbor.

#### **FINDINGS<sup>4</sup>**

##### **D. Required Findings for Variances.**

1. Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:
  - a) That there are special circumstances to the intended use that do not apply generally to the other properties, *specifically, that geography has created a significant elevation differential between the two adjacent properties;*
  - b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties; but are denied to this parcel, *specifically, the ability to create outdoor living space that is protected from rain;*

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<sup>3</sup> Section 22220.100.G.1—Off-Street Parking Requirements

<sup>4</sup> Section 22230.160(D)(1)—Required Findings for Major Variances

- c) That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels, or public infrastructure, *specifically, that a fence provides screening*; and
- d) That the granting of such the ***modified rear setback variance from 10 feet to 5 feet*** will not adversely affect the Comprehensive Plan: *specifically, the variance is in line with Comprehensive Plan 2.4.1 which states, "To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations," by allowing for the development of outdoor living space while not adversely impacting neighbors.*

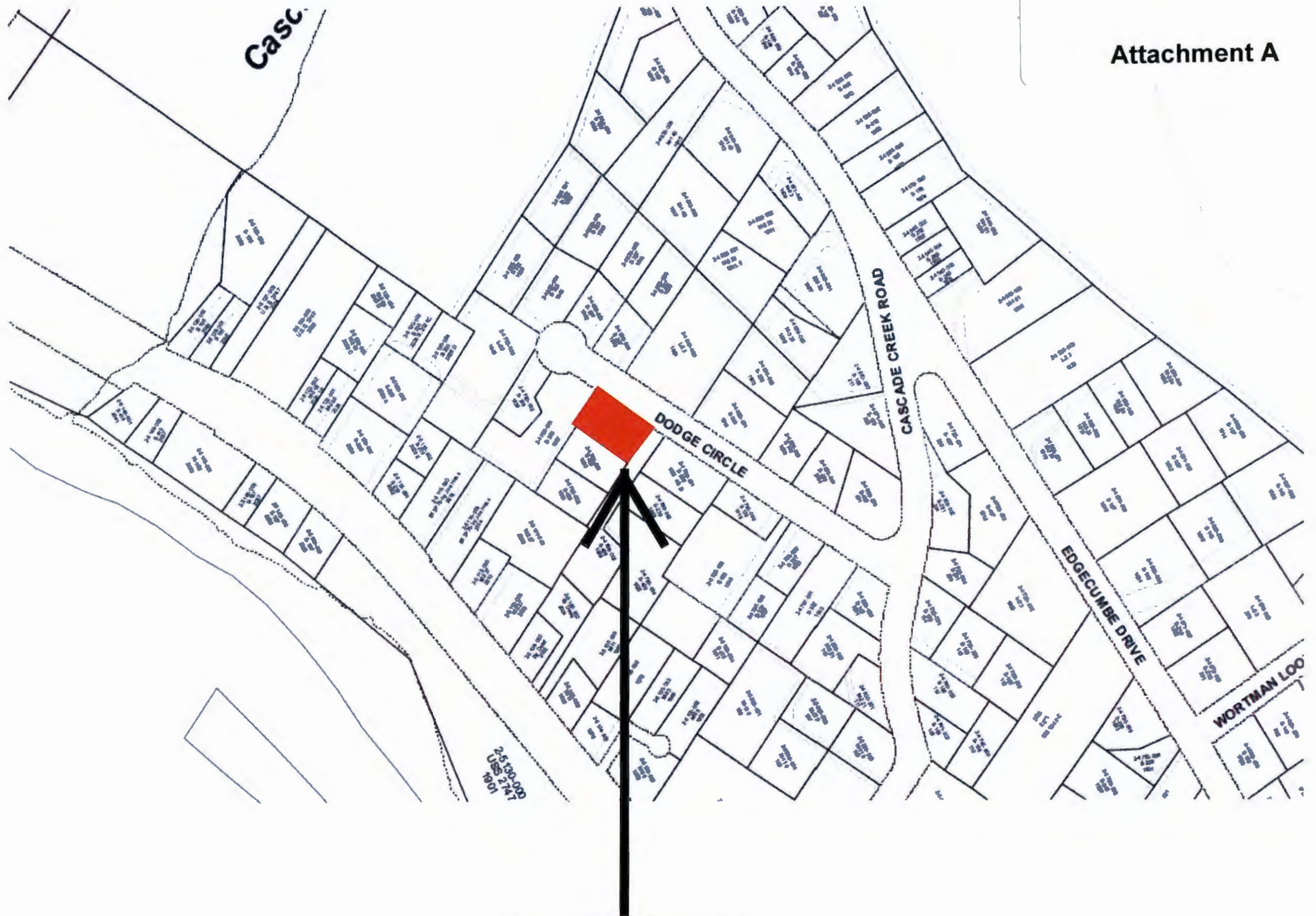
### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Planner's analysis and suggested findings, and grant a ***modified*** variance for the reduction of the rear setback from 10 feet to ***5 feet*** for the construction of a partially covered deck.

### **Recommended Motions:** (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to approve a ***modified*** variance request for 1935 Dodge Circle. The variance is for the reduction in the rear setback from 10 feet to ***5 feet*** for the construction of a partially covered deck. The property is also known as Lot 1 Alder Way Subdivision. The request is filed by Kris and Erica Pearson. The owners of record are Kris and Erica Pearson.





**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle





## City & Borough of Sitka, Alaska

Selected Parcel: 1935 DODGE ID: 24785001

Printed on 7/27/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>

50 m  
100 ft



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle

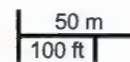




## City & Borough of Sitka, Alaska

Selected Parcel: 1935 DODGE ID: 24785001

Printed on 7/27/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



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**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*

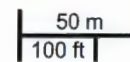




## City & Borough of Sitka, Alaska

Selected Parcel: 1935 DODGE ID: 24785001

Printed on 7/27/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



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**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle





**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*





**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*





**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*





**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*



**Attachment E**



**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*





**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle



**Attachment E**



**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle



**Attachment E**



**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle



# Attachment F

## VICINITY MAP

SCALE: 1" = 1000'

### NOTE:

WHERE BEARINGS AND DISTANCES FOUND IN THIS FIELD SURVEY DIFFER FROM RECORD BEARINGS AND DISTANCES, THE RECORD DATA IS ENCLOSED IN PARENTHESES THUSLY: 84.63 (85.00)



BRASS CAP MONUMENTS FOUND THIS SURVEY



TYPICAL MONUMENT SET THIS SURVEY

## ALDER WAY SUBDIVISION

A SUBDIVISION OF LOT 3, BLOCK 4 CASCADE CREEK SUBDIVISION & LOT 801 RUCKA MINOR SUBDIVISION & LOT 4C RIGGS SUBDIVISION

SCALE: 1" = 40' DATE: AUG. 1985  
DRAWN BY: CAJ  
PREPARED FOR: MR. LEWIE RUCKA BOX 1206 SITKA, ALASKA 99835

### LEGEND

- BRASS CAP MONUMENT RECOVERED THIS SURVEY
- 5/8" REBAR WITH "SURV-CAP" SET THIS SURVEY
- 1/2" REBAR WITH PLASTIC CAP FND THIS SURVEY



THIS S...

### CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD AS RECORDED IN MINUTE BOOK...  
DATE: 2/2/87  
CHAIRMAN: Harold Stoker

### ATTEST:

Leahel Turner  
SECRETARY

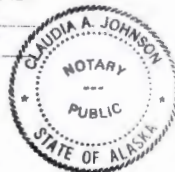
### SEAL:

### THE NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA }  
STATE OF ALASKA } SS  
CITY AND BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 7<sup>TH</sup> DAY OF JANUARY, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED Lewis L. & Ann M. Rucka TO ME KNOWN TO BE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND...  
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Claudia A. Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: July 26, 1988



### CERTIFICATE

STATE OF ALASKA }  
1ST JUDICIAL DISTRICT } SS

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING AS SHERIFF FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:

Lewis L. & Ann M. Rucka  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 1987 WILL BE DUE ON OR BEFORE: June 14, 1987  
DATED THIS 26 DAY OF January, 1987  
AT SITKA, ALASKA.  
Steve Renteria  
ASSESSOR, CITY AND BOROUGH OF SITKA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

JANUARY 7 1987

Lewis L. Rucka  
Ann M. Rucka  
OWNER

### CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING AS FINANCIAL DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF:

Lewis L. & Ann M. Rucka  
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D. & S.M.D. ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11th DAY OF February, 1987.  
John O. M...  
FINANCIAL DIRECTOR, CITY AND BOROUGH OF SITKA.

### CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK...  
DATE: Feb 10, 1987  
DAVID K...  
CLERK

### ATTEST:

David K...  
CLERK

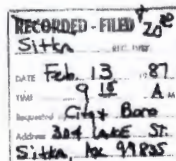


### NOTE:

DEVELOPMENT OF LOTS 1, 2, & 3 OF THIS SUBDIVISION WILL REQUIRE SEWER & WATER HOOK-UP TO THE SEWER & WATER SYSTEM OF THE CITY AND BOROUGH OF SITKA.

T. TAYLOR MINOR SUB'D  
LOT 9-A2

LOT 8-D2



PLAT 87-2

LOT 8C2A  
DAVIES SUB'D

LOT 8C2B

LOT 8B2  
AMOS SUB'D

LOT 5

LOT 5B

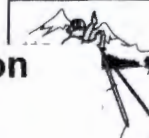
MCGRAW SUBDIVISION



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE AS A SURVEYOR IN THE STATE OF ALASKA, AND A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THE MONUMENTS EXIST AS DESCRIBED, AND A TRUE AND CORRECT COPY OF THIS CERTIFICATE IS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT, SITKA, ALASKA.  
DATE: 8-26-85  
NOEL "BARE" STRAGIER, P.E., R.L.S. PRESIDENT

Kris & Erica Pearson  
Variance Request  
1935 Dodge Circle



STRAGIER ENGINEERING SERVICES, INC.

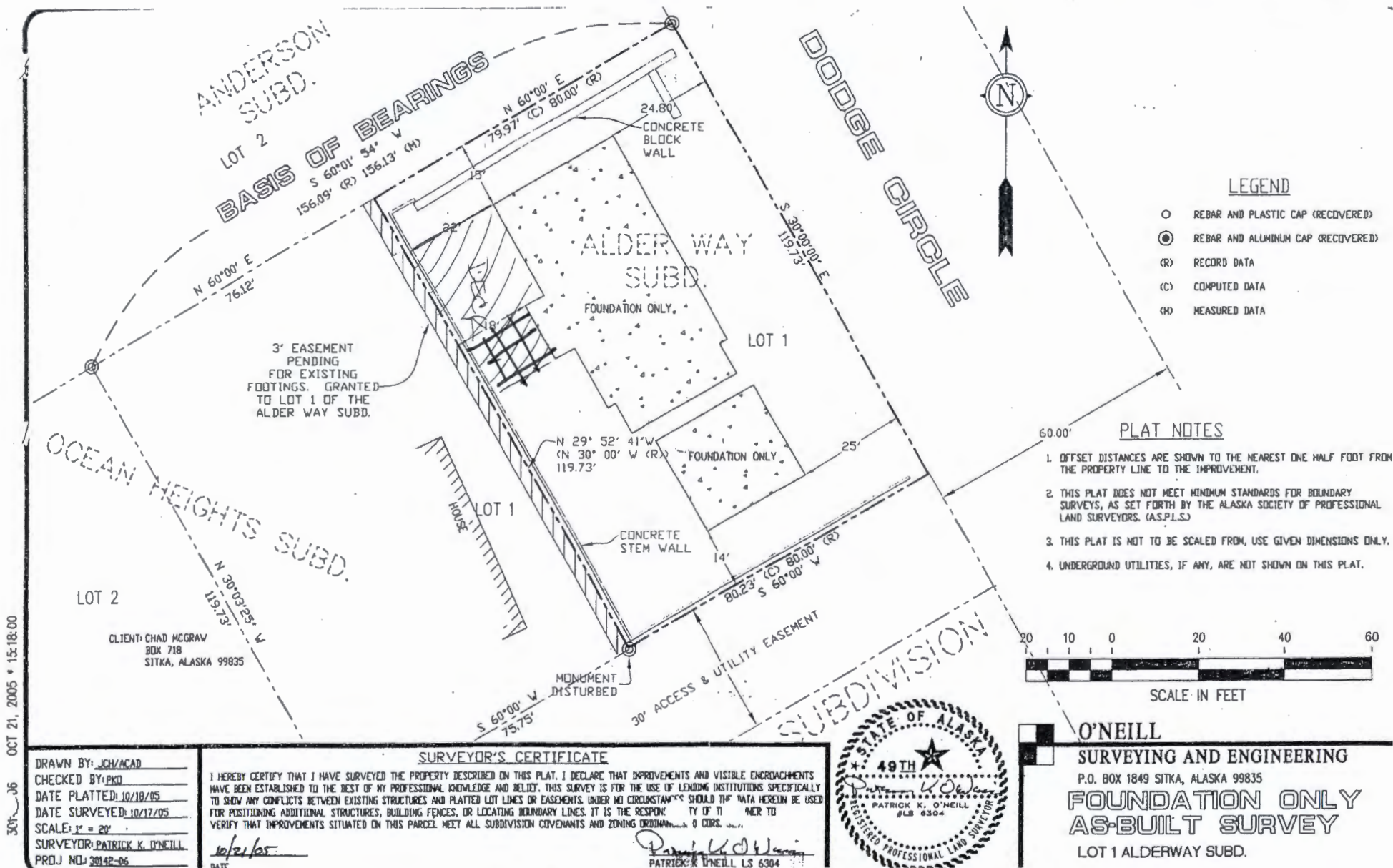
504 DeGROFF ST. SITKA, ALASKA 99835  
BOX 7056 KETCHIKAN, ALASKA 99801

NOEL "BARE" STRAGIER, P.E., R.L.S. PRESIDENT

PLAT 87-2

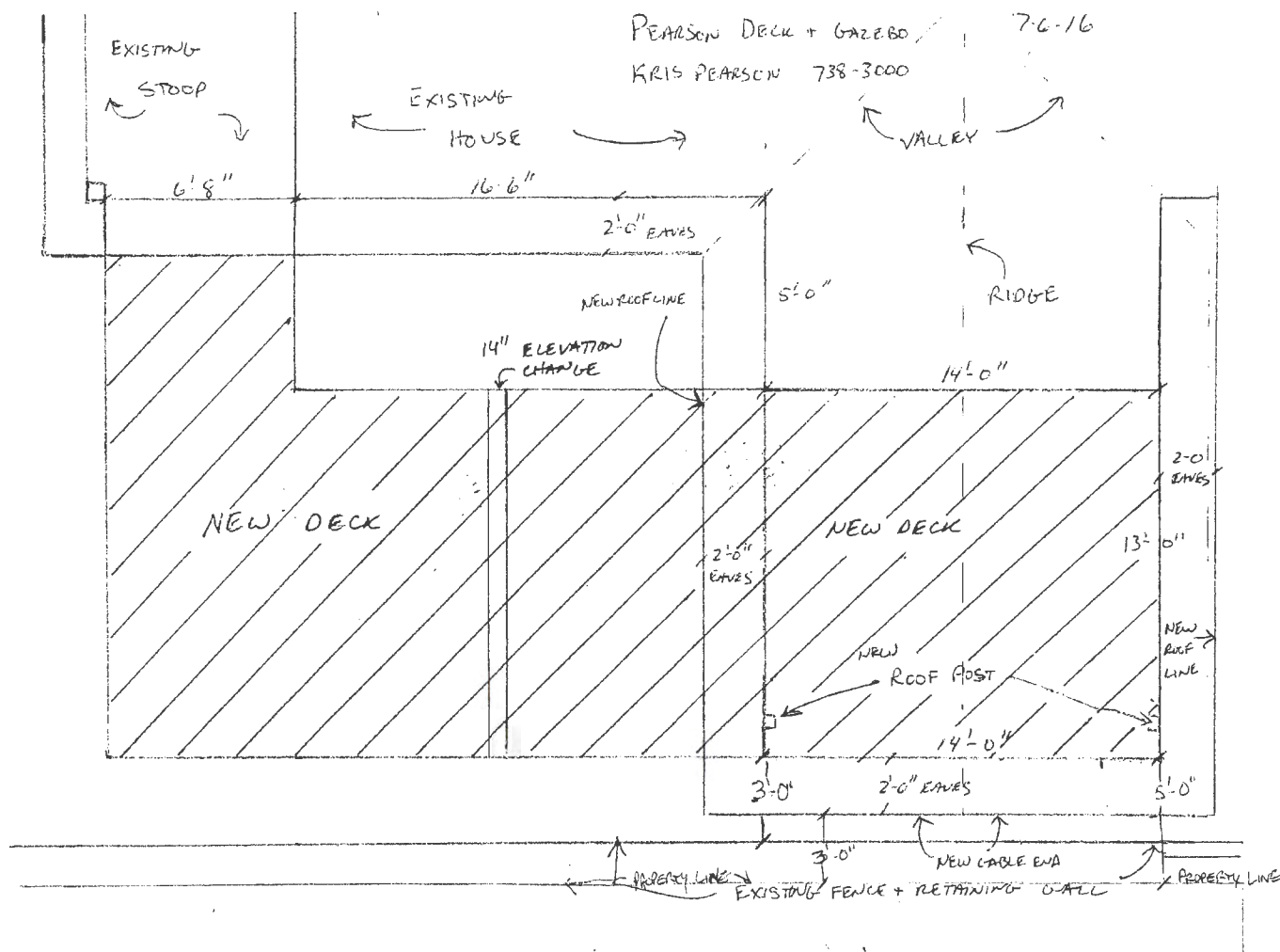


# Attachment G



**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle





**Kris & Erica Pearson**  
Variance Request  
*1935 Dodge Circle*



**Samantha Pierson**

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**Attachment H**

**From:** Kris Pearson <kris@coastalexcavation.net>  
**Sent:** Tuesday, July 26, 2016 2:49 PM  
**To:** Samantha Pierson  
**Cc:** Erica Pearson  
**Subject:** RE: 1935 Dodge Circle

Samantha,

I am attempting here to provide a brief narrative to describe the scope of work for our deck project and variance request. Erica will be dropping off a revised sketch showing the property line and the as-built you sent me.

The deck is being built in the area depicted due to the topography of the property and the only feasible egress point in the home. The house sits on a fairly flat piece of property due to the large concrete retaining walls and backfill that was constructed prior to the completion of the house. There is a fence constructed on top of the concrete walls and with the proposed design the deck would be approximately 3' from the fence and 5' from the property line. The eaves will be 2' and will end up being 1' from the fence and 3' from the back property line.

The finish grade of the lot sits well above and back from the adjacent properties on three sides and therefore doesn't impact any of the adjoining property owners.

Please let me know if there is any other information I can provide.

Thanks!

Kris

Kris Pearson  
COASTAL EXCAVATION, LLC  
PO Box 2421  
Sitka, AK 99835  
(907)-747-3838- Office  
(907)-747-3891- Fax  
(907)-738-3000- Cell  
kris@coastalexcavation.net

**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle





# CITY AND BOROUGH OF SITKA

Attachment H

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

### APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONING AMENDMENT



PLAT

### BRIEF DESCRIPTION OF REQUEST:

Variance for deck,  
rear set back 10' to 3' for covered deck.

### PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable):

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing):

### APPLICANT INFORMATION:

PROPERTY OWNER: Kristopher C. Pearson & Erica M. Pearson

PROPERTY OWNER ADDRESS: PO Box 2421 Sitka

STREET ADDRESS OF PROPERTY: 1935 Dodge Circle Sitka

APPLICANT'S NAME: Same

MAILING ADDRESS: Same

EMAIL ADDRESS: Krise Coastalexcavation.net DAYTIME PHONE: 907-738-3000

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 24785001 LOT: 1 BLOCK: TRACT:

SUBDIVISION: Alderway S/D US SURVEY:

### OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	



**REQUIRED SUPPLEMENTAL INFORMATION:****Attachment H**

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☐ Parking Plan (For Conditional Use Permit)
- ☐ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

**CERTIFICATION:**

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

Erica M. Pearson  
Owner

7/24/16  
Date

\_\_\_\_\_  
Applicant (If different than owner)

\_\_\_\_\_  
Date

**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle

## Attachment I

Parcel ID: 24780001  
MARY ANDERSEN  
ANDERSEN, MARY, TODD  
P.O. BOX 99  
SITKA AK 99835-0099

Parcel ID: 24780002  
ALAN ANDERSEN  
ANDERSEN, ALAN, T.  
1939 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24785001  
~~MARK/CHERI VISLAY~~  
~~VISLAY, MARK, JR/VISLAY, CHERI~~  
~~1935-A DODGE CIR~~  
SITKA AK 99835

Parcel ID: 24786001  
DAVID/JANELLE LASS  
LASS, DAVID & JANELLE  
1933 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24786002  
SITKA MAKAI, LLC  
SITKA MAKAI, LLC  
107-A TOIVO CIRCLE  
SITKA AK 99835

Parcel ID: 24786003  
STEPHANIE/A.R. BRENNER/STONER  
BRENNER, STEPHANIE, & STONER,  
ANDREW  
1929 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24786004  
STEPHEN/BONNIE BRENNER FAMILY  
TRUST  
BRENNER FAMILY TRUST, STEPHEN &  
BONNIE  
1925 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24790001  
DARRELL/KAREN RIGGS  
RIGGS, DARRELL, P./KAREN  
1921 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24790002  
~~DARRELL/KAREN RIGGS~~  
~~RIGGS, DARRELL, P./KAREN~~  
~~1921 DODGE CIRCLE~~  
SITKA AK 99835

Parcel ID: 24835001  
STEVEN/LYNNE CAMPBELL/CIOILLI  
CAMPBELL, STEVEN & CIOILLI, LYNNE  
1942 DODGE CIR  
SITKA AK 99835

Parcel ID: 24835004  
FRANK/NICOLE BALOVICH  
BALOVICH, FRANK & NICOLE  
1938 DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24845000  
GERALD/SUSAN FLEMING  
FLEMING, GERALD, D./SUSAN, J.  
1924-A DODGE CIRCLE  
SITKA AK 99835

Parcel ID: 24855001  
GERALD/SUSAN FLEMING  
REVOCABLE TRUST  
FLEMING, GERALD, D./SUSAN, J.  
1924-A DODGE CIRCLE  
SITKA AK 99835

Erica and Kristopher Pearson  
PO Box 2421  
Sitka, AK 99835

**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle

**P&Z Mailing**  
August 5, 2016



PAYMENT DATE  
07/26/2016  
COLLECTION STATION  
REVS1  
RECEIVED FROM  
ERICA PEARSON  
DESCRIPTION

City and Borough of Sitka, AK  
100 Lincoln St  
Sitka, AK 99835

**Attachment J**

CASHIER  
Front Counter

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																														
PLAN	Planning Permits/Zoning 100-300-320 3201.002 Planning & Zoning Permits \$75.00	\$75.00																														
ST1	Sales Tax 3rd quarter CY 100-300-302 3021.003 3rd Qtr Calendar Yr Sales \$3.75	\$3.75																														
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Other</td><td>CC</td><td>\$78.75</td></tr><tr><td colspan="2">Total Cash</td><td>\$0.00</td></tr><tr><td colspan="2">Total Check</td><td>\$0.00</td></tr><tr><td colspan="2">Total Charge</td><td>\$0.00</td></tr><tr><td colspan="2">Total Wire</td><td>\$0.00</td></tr><tr><td colspan="2">Total Other</td><td>\$78.75</td></tr><tr><td colspan="2">Total Remitted</td><td>\$78.75</td></tr><tr><td colspan="2">Change</td><td>\$0.00</td></tr><tr><td colspan="2">Total Received</td><td>\$78.75</td></tr></table>	Type	Detail	Amount	Other	CC	\$78.75	Total Cash		\$0.00	Total Check		\$0.00	Total Charge		\$0.00	Total Wire		\$0.00	Total Other		\$78.75	Total Remitted		\$78.75	Change		\$0.00	Total Received		\$78.75	
	Type	Detail	Amount																													
	Other	CC	\$78.75																													
	Total Cash		\$0.00																													
	Total Check		\$0.00																													
	Total Charge		\$0.00																													
	Total Wire		\$0.00																													
	Total Other		\$78.75																													
	Total Remitted		\$78.75																													
	Change		\$0.00																													
Total Received		\$78.75																														
Total Amount:		\$78.75																														

Customer Conv  
**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle

Printed by: Katja Danga-Storm

07/27/2016 09:55:32 AM

2016

Recording

6/24/2016 12:01 PM Pages: 1 of 2

Attachment K



AFTER RECORDING, RETURN TO:

Kristopher C. Pearson  
Erica M. Pearson  
PO Box 2421  
Sitka, AK 99835

AETIA 52621

WARRANTY DEED

A.S. 34.15.030

CHERI (cav.)

The Grantors, **MARK VISLAY, JR. and CHERYL ANNE VISLAY**, husband and wife, as **tenants by the entirety**, whose address is 1935 Dodge Circle, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to **KRISTOPHER C. PEARSON and ERICA M. PEARSON**, husband and wife, as **tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is PO Box 2421, Sitka, AK 99835, the following-described real estate:

**Lot 1 of Alder Way Subdivision, according to the plat thereof filed February 13, 1987 as Plat No. 87-2, records of the Sitka Recording District, First Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 24 day of JUNE, 2016.

GRANTORS:

MARK VISLAY, JR.

CHERYL ANNE VISLAY

CHERI (cav.)

WARRANTY DEED  
A-4350\4720\Warranty Deed

Page 1

**Kris & Erica Pearson**  
Variance Request  
1935 Dodge Circle



STATE OF ALASKA                    )  
  )     ss.  
FIRST JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2016, by MARK VISLAY, JR. and ~~CHERYL~~ ANNE VISLAY. CHERI

WITNESS my hand and official seal on the day and year in this certificate first above written.

M. G. Love  
Notary Public in and for Alaska  
My Commission Expires: 7/4/17

**STATE OF ALASKA**  
NOTARY PUBLIC  
MATTHEW G. LOVE  
My Commission Expires 7/4/17

